

FOR SALE OR LEASE

875 EAST SALTER DRIVE

*±12,899 SF Free-Standing Building with
Secured Fenced Yard in Deer Valley*

PHOENIX, AZ 85024



KIDDER.COM

km Kidder
Mathews

NO PARKING

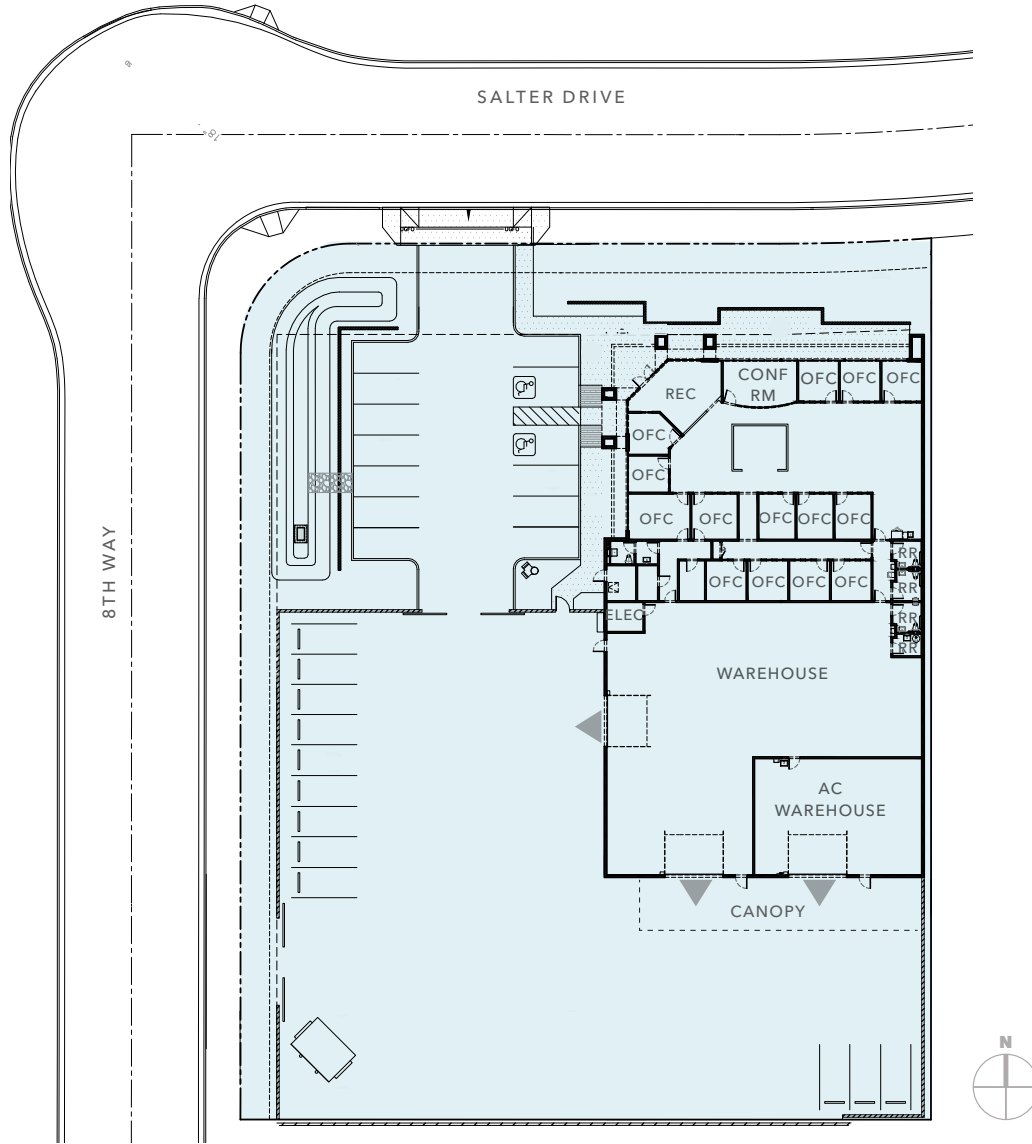
±45,618-SQUARE-FOOT LOT WITH SECURED FENCED YARD



PROPERTY SUMMARY

TOTAL SIZE	±12,899 SF
WAREHOUSE	±6,600 SF
OFFICE	±6,300 SF
CANOPY	±1,500 SF
LOT SIZE	±1.05 AC (±45,618 SF)
CLEAR HEIGHT	18'
LOADING	Grade Level (2) 16'x14' and (1) 14'x14'
ZONING	A-1, City of Phoenix
YEAR BUILT	2019
POWER	600 Amps 120/208V, 3-Phase
SECURED YARD	2 Automated Rolling Gates
LEASED	Through 12/31/2026
CURRENT RENT	\$18,864/Mo NNN
ADDITIONAL FEATURES	Fully Automated With Private App Control
PRICING	Contact Broker

SITE PLAN



+12,899 SF
TOTAL AVAILABLE

+1.05 AC
LOT SIZE

12/31/2026
AVAILABLE FOR OCCUPANCY AFTER



▲ OH Door

STRATEGIC DEER VALLEY LOCATION

In the premier Spectrum Ridge
Development

Close to major north-south corridors like
7th Street & Cave Creek Rd

Convenient and fast freeway access to Loop
101 & I-17

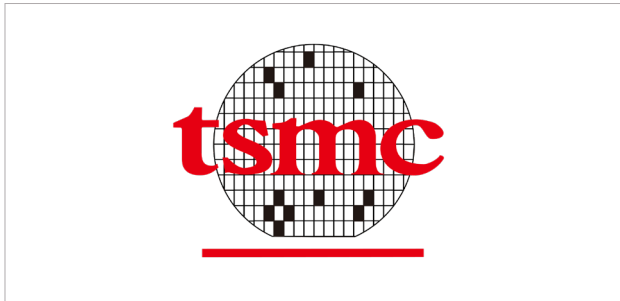
Easy regional connectivity for employees,
customers, and logistics

Next to Deer Valley Airport

3 MIN
DRIVE TO LOOP 101

7 MIN
DRIVE TO I-17





The \$165B TSMC project is accelerating growth in an already thriving area.

Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$165 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab opened for production in the first half of 2025, with subsequent fabs expected to follow in 2027 and 2028.

This expansion positions Phoenix as a critical hub for semiconductor manufacturing, with TSMC's investment being the largest foreign direct investment in U.S. history. The initiative is anticipated to create thousands of jobs, both directly within TSMC and through a network of suppliers and related businesses. Local suppliers, such as Amkor Technology, Sun Chemical, UIS and MIC are already establishing operations near TSMC's facilities, contributing to the region's economic development.



TSMC INVESTMENT	\$165B	TSMC CAMPUS SIZE	±1,130 AC
HIGH-WAGE JOBS CREATED	6,000+	ECONOMIC IMPACT	\$38B
CONSTRUCTION JOBS GENERATED	20,000+	HALO VISTA MIXED-USE DEVELOPMENT	\$7B



875 E SALTER DR

For more information on this property, please contact

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